

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

March 17, 2009

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planner; Kurt Gardner, Building Official; Darwin Hall, Ash Creek Special Service District Manager; Laurence Parker, Southwest Utah Public Health Department; Rachelle Ehlert, Deputy Civil Attorney; and Randy Taylor, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director; Todd Edwards, County Engineer; and Tina Esplin, Washington County Water Conservancy District.

CONDITIONAL USE PERMIT EXTENSIONS:

A. Review extension on building a 2nd dwelling for a family member within the A-20 zone northeast of Enterprise. John Alger, applicant.

This is the 4th extension. The applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and quantity and quality on a private well. Second dwellings are conditionally approved within the OST-20 zone, with this property containing a total of 80 acres. The property is accessed from Hwy 18 to Mine Rd. (350 East) and onto a prescriptive use road 900 North, generally located northeast of Enterprise and site plan meets all setback requirements. **No permit has been issued as yet, so the staff granted an extension of the Conditional Use for another year, whereas, the initial work that went into applying for the conditional use should be enough to keep the permit active.**

B. Request permission to build a single family dwelling within the A-10 zone east of Washington Fields. Brad Marshall, agent.

This is the 2nd annual review, with the certificate of occupancy being granted on November 18, 2008 by Building Inspector Henry Brannon. Building permit #5853 for the Kim Hafen Residence. The construction on the home meets the requirements of the International Building Codes. Previously, the applicant met the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic feasibility from the Southwest Utah Public Health Department, and a letter from Washington City stating they will serve water. Single family dwellings are conditionally approved within the A-10 zone, with this property containing a total of 16.85 acres. The property is accessed from the Washington Dam Rd. (3471 East), generally located southeast of Washington City and site plan meets all setback requirements. **The staff unanimously approved the Conditional Use Permit, based on permanent status.**

CONDITIONAL USE PERMITS:

A. Request permission for an addition to the Pine Valley Fire Station for the Pine Valley

Special Service District (PVSSD) in Pine Valley. Dall Winn, applicant

The planner advised that a discussion item was reviewed by the Planning Commission with a unanimous agreement by members that the planning staff take on the review process for this item to allow for the approvals to be granted by March 17, 2009. The applicant has met the requirements for the site plan, elevations, parking, and septic for the addition. Water and power connections are existing. An additional fire hydrant will be added for training purposes. The fire station is located on a nine (9) acre parcel leased from the Forest Service, which has frontage on Main Street in Pine Valley. The PVSSD has just completed the approval process with the Forest Service. The County previously approved a variance to the front yard setback requirements by waiving 10 feet, due to snow removal and access to bays on the original firehouse, so the PVSSD has designed this addition showing the same setback. **Unanimous decision from staff to recommend approval for a Conditional Use Permit Expansion to the Pine Valley Fire Station for the Pine Valley Special Service District in Pine Valley for a period of one (1) year.**

A. Request permission to install a septic system at the Gold Strike Mine, located in Section 20, T39S, R18W, SLB&M, the drain field would be located over the ‘Hamburg Pit’, which was backfilled with mine overburden materials during initial reclamation of the site. Utah Division of Oil, Gas and Mining/Lynn Kunzler, applicant.

The planner explained that currently, the Division has an approval from DEQ for surface discharge from the leach pad. This has allowed for continued water quality monitoring, but also leaves potential liability to the State should anyone use this water. To close the operations, this water needs to be buried (i.e. put in a septic system where the public no longer would have access). Drawings show a 300 gallon septic tank is for settling rust and other solids before entering ADS leach lines. The Division has proposed to DEQ to replace the current metal collection box with a plastic or cement box that would be buried, and install a drain field pipe of approximately 80 feet. **Planning staff felt this project would be correcting a problem, so they approved the septic system based on having DEQ approval.**

Deon Goheen, Planner _____